

Meeting of:	Licensing Sub-Committee
Date of Meeting:	Thursday, 05 June 2025
Relevant Scrutiny Committee:	Live Well Scrutiny Committee
Report Title:	Grant of a Premises Licence
Purpose of Report:	For the Sub-Committee to consider and determine an application under Section 16 the Licensing Act 2003 for a new Premises Licence
Report Owner:	Licensing Authority
Responsible Officer:	Kirsty Evans, Licensing Team Manager
Elected Member and Officer Consultation:	Statutory Consultation
Policy Framework:	This is a matter for decision by the Licensing Act 2003 Sub-Committee
Executive Summary: <ul style="list-style-type: none"> For the Sub-Committee to consider and determine a New Premises Licence application under Section 16 of the Licensing Act 2003 for Bakehouse, Cornerhouse, Commercial Street, Llantwit Major CF61 1RB. 	

Recommendations

1. The Sub-Committee is required to determine the application having regard to the Council's Statement of Licensing Policy, the Guidance issued by the Home Office under Section 182 of the Licensing Act 2003, the application and any representations submitted.

If minded to grant the application, the Sub-Committee is requested to confirm whether any additional conditions are to be imposed or only those which are consistent with and set out in the operating schedule.

Reasons for Recommendations

1. To advise the Members of the relevant options available to them under the Licensing Act 2003 in determining the matter.

1. Background

- 1.1 The Licensing Authority has received an application for the grant of a new premises licence for Bakehouse, Cornerhouse, Commercial Street, Llantwit Major CF61 1RB submitted by Laura Sneddon. The application and accompanying plan can be found in Appendix A.

- 1.2 The applicant describes the premises as:

"Bakehouse is a café serving brunches/lunches to eat in or takeaway. We will be serving hot and cold drinks and a small selection of wines/spirits and bottled beers to be consumed on the premises with food. We plan to have a small selection of speciality bottled wines and beers in our 'bottle shop' that can be bought and taken away should customers want to. We plan to open mainly daytime and occasional evenings with pop up street food offerings, cocktails and occasional acoustic music.

The building is a detached property in the heart of Llantwit Major, which resides on a corner position. Outside the entrance to the property is a one way street into Llantwit Major. The back of the property opens onto a small lane which is a no through road.

The café seats approx. 30-35 people and is situated over the ground floor of the building. Entrance is into the main room which contains the bar/counter area with some seating. Off the main room is another room which holds additional seating and leads to the toilet and kitchen area. It also contains stairs to the small upstairs area which is closed off to the public and only for staff use. This upstairs area has extra storage and a toilet/shower facility.

The café has a small courtyard outside the back door for storage of bins, this area is not for public use, but is a fire exit.

We intend to apply to the council for seating outside the property. This will be a small number of tables and chairs on the pavement outside the main shopfront of the cafe.

Above is a flat owned by the landlord of the café, and is rented. Access to this flat is via its own door at the back of the café on the dead end road.

The area surrounding the café is a mixture of commercial and residential properties. To the right of the property is another restaurant, directly next door to the café is a kitchen showroom.”

1.3 The application requests the following licensable activities for the hours stated:

- The Sale of Alcohol for consumption on and off the premises:
Monday to Sunday: 10:00 to 22:30 hours
- Indoor Sporting Event:
Thursday to Sunday: 10:00 to 22:00 hours
- Live Music (Indoors):
Thursday to Sunday: 12:00 to 22:30 hours
- Recorded Music (Indoors):
Monday to Sunday: 08:30 to 23:00 hours

1.4 Although the applicant has applied for Indoor Sporting Events, Live Music and Recorded Music these activities are de-regulated between 08:00 and 23:00 hours before an audience of no more than 500 people and therefore no licence is required for these activities.

1.5 The additional conditions proposed by the applicant for the promotion of the licensing objectives can be found in Section M of the application, detailed in Appendix A.

2. Key Issues for Consideration

2.1 In accordance with the requirements of the Licensing Act 2003, copies of the application were forwarded to the Responsible Authorities.

- 2.2** During the statutory 28-day consultation period the application has been advertised in accordance with the regulations, both at the premises, in a local newspaper and on the Council’s website.
- 2.3** Three representations were received during the consultation period from “other persons” (as defined by the Licensing Act 2003), these were from local residents. Copies of these representations are detailed in Appendix B.
- 2.4** A representation was submitted by South Wales Police who are a Responsible Authority, however their request for a hearing was withdrawn, and instead licensing conditions were agreed with the applicant. It is proposed that these conditions are to be imposed on the licence if the Sub-Committee are minded to grant the application. The agreed conditions are detailed in Appendix C.
- 2.5** In addition, a representation of support was received from a local resident which is detailed in Appendix D.
- 2.6** As relevant representations have been received the Sub-Committee must determine the application in accordance with the Licensing Act 2003.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1** This report relates to a regulatory function of the Council.

4. Climate Change and Nature Implications

- 4.1** This report relates to a regulatory function of the Council.

5. Resources and Legal Considerations

Financial

- 5.1** Fees associated with the issue of Licences are set in statute and support the administration and enforcement of the Licensing Act 2003 functions.

Employment

- 5.2** None.

Legal (Including Equalities)

5.3 The Licensing Act 2003 (Section 4) states that it is the duty of all Licensing Authorities to carry out their functions under the Act with a view to promoting the licensing objectives. The licensing objectives are:

- a) The prevention of crime and disorder
- b) Public Safety
- c) The prevention of public safety
- d) Protection of children from harm

Each objective is of equal importance and should be of paramount consideration at all times.

5.4 Section 4(3) Licensing Act 2003 states that the Licensing Authority should have regard to the Council's Statement of Licensing Policy, the Statutory guidance issued under Section 182 of the Licensing Act 2003 and the Licensing Act itself, in this case in particular to:

- a) Paragraphs 1, 2, 3, 7, 8, 9, 11 and 12. There is no specific policy relating to the area for this type of application.
- b) Chapters 2, 8, 9 and 10 of the Statutory guidance, as revised December 2023.
- c) Sections 4, 9, 10, 11, 12, 13, 16, 17, 18, 182 and 183 of the Licensing Act 2003.

5.5 In each case the Sub-Committee may make the following determination (Section 18 (4) Licensing Act 2003):

- a) Grant the application subject to:
 - (i) the conditions mentioned in subsection (2)(a) modified to such extent as the authority considers appropriate for the promotion of the licensing objectives, and
 - (ii) any condition which must under section 19, 20 or 21 be included in the licence;
- (b) Exclude from the scope of the licence any of the licensable activities to which the application relates;
- (c) Refuse to specify a person in the licence as the premises supervisor;
- (d) Reject the application.

6. Background Papers

The Licensing Act 2003

The Secretary of State's Guidance issued under Section 182 of the Licensing Act 2003
Regulations to the 2003 Act

Vale of Glamorgan Council's Statement of Licensing Policy.

Application for a premises licence to be granted under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I Laura Sneddon

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description Bakehouse Cornerhouse Commercial Street			
Post town	Llantwit Major	Postcode	CF611RB

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£7700

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **Please tick as appropriate**

- | | | |
|--|-------------------------------------|-----------------------------|
| a) an individual or individuals * | <input checked="" type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i as a limited company/limited liability partnership | <input type="checkbox"/> | please complete section (B) |
| ii as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| iii as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | please complete section (B) |

- e) the proprietor of an educational establishment ☐ please complete section (B)
- f) a health service body ☐ please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales ☐ please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England ☐ please complete section (B)
- h) the chief officer of police of a police force in England and Wales ☐ please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or ☒

I am making the application pursuant to a

statutory function or ☐

a function discharged by virtue of Her Majesty's prerogative ☐

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input checked="" type="checkbox"/>	Other Title (for example, Rev)	
Surname Sneddon			First names Laura		
Date of birth [REDACTED]		I am 18 years old or over <input checked="" type="checkbox"/> Please tick yes			
Nationality [REDACTED]					
Current residential address if different from premises address		[REDACTED] [REDACTED]			
Post town	[REDACTED]			Postcode	[REDACTED]
Daytime contact telephone number			[REDACTED]		
E-mail address (optional)		[REDACTED]			
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth			I am 18 years old or over <input type="checkbox"/> Please tick yes		
Nationality					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)

Telephone number (if any)

E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
14	05	2025

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

Bakehouse is a café serving brunches/lunches to eat in or takeaway. We will be serving hot and cold drinks and a small selection of wines/spirits and bottled beers to be consumed on the premises with food. We plan to have a small selection of speciality bottled wines and beers in our 'bottle shop' that can be bought and taken away should customers want to. We plan to open mainly daytime and occasional evenings with pop up street food offerings, cocktails and occasional acoustic music.

The building is a detached property in the heart of Llantwit Major, which resides on a corner position. Outside the entrance to the property is a one way street into Llantwit Major. The back of the property opens onto a small lane which is a no through road.

The café seats approx. 30-35 people and is situated over the ground floor of the building.

Entrance is into the main room which contains the bar/counter area with some seating. Off the main room is another room which holds additional seating and leads to the toilet and kitchen area. It also contains stairs to the small upstairs area which is closed off to the public and only for staff use. This upstairs area has extra storage and a toilet/shower facility.

The café has a small courtyard outside the back door for storage of bins, this area is not for public use, but is a fire exit.

We intend to apply to the council for seating outside the property. This will be a small number of tables and chairs on the pavement outside the main shopfront of the cafe.

Above is a flat owned by the landlord of the café, and is rented. Access to this flat is via its own door at the back of the café on the dead end road.

The area surrounding the café is a mixture of commercial and residential properties. To the right of the property is another restaurant, directly next door to the café is a kitchen showroom.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

a) plays (if ticking yes, fill in box A)

☐

b) films (if ticking yes, fill in box B)

☐

c) indoor sporting events (if ticking yes, fill in box C)

☒

- d) boxing or wrestling entertainment (if ticking yes, fill in box D) ☐
- e) live music (if ticking yes, fill in box E) ☒
- f) recorded music (if ticking yes, fill in box F) ☒
- g) performances of dance (if ticking yes, fill in box G) ☐
- h) anything of a similar description to that falling within (e), (f) or (g)
(if ticking yes, fill in box H) ☐

Provision of late night refreshment (if ticking yes, fill in box I) ☐

Supply of alcohol (if ticking yes, fill in box J) ☒

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for the exhibition of films (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4) We will occasionally stream rugby matches, for example the six nations/ some lions matches during opening hours.
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur	10.00	22.00	<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri	10.00	22.00	
Sat	10.00	22.00	
Sun	10.00	22.00	

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4) Occasional acoustic live music on weekends or on a Thursday and Friday evening. Once or twice a month.		
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)		
Thur	12.00	22.30			
Fri	12.00	22.30	<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	12.00	22.30			
Sun	12.00	22.30			

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	08.30	23.00	<u>Please give further details here</u> (please read guidance note 4) Background music to be played quietly throughout the café to provide an ambience daily.		
Tue	08.30	23.00			
Wed	08.30	23.00	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Thur	08.30	23.00			
Fri	08.30	23.00	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	08.30	23.00			
Sun	08.30	23.00			

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			<u>Will the supply of alcohol be for consumption – please tick</u> (please read guidance note 8) We will be serving a small selection of wines/spirits and bottled beers to be consumed on the premises with food. We plan to have a small selection of speciality bottled wines and beers in our ‘bottle shop’ that can be bought and taken away should customers want to buy to consume at home or buy as a present. We intend to have a small number of chairs on the pavement outside the shopfront of the café for people to sit and eat/drink.	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
Day	Start	Finish		Both	<input checked="" type="checkbox"/>
Mon	10.00	22.30	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5)		
Tue	10.00	22.30			
Wed	10.00	22.30			
Thur	10.00	22.30	<u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri	10.00	22.30			
Sat	10.00	22.30			
Sun	10.00	22.30			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name Laura Sneddon	
Date of birth [REDACTED]	
Address [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Postcode	[REDACTED]

Personal licence number (if known) PL2228
Issuing licensing authority (if known) Vale of Glamorgan

K

<p>Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).</p>

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5) The premises will be open 08.00 – 16.00 most week days + Sundays. Opening later for events when required occasionally. Thursday/Friday/Saturday will be later opening – 23.00 being close.
Day	Start	Finish	
Mon	08.00	23.00	
Tue	08.00	23.00	
Wed	08.00	23.00	
Thur	08.00	23.00	
Fri	08.00	23.00	
Sat	08.00	23.00	
Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)			

Sun	08.00	23.00	

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

b) The prevention of crime and disorder

A C.C.T.V. camera will be in operation in both rooms of the premises at all times when the premises is in use. There is also one positioned outside the property facing the lane behind. A notice will be displayed at the entrance to the premises advising that C.C.T.V. is in operation for the safety of customers.

All bottles and glasses are to be removed from public areas as soon as the contents have been drunk or are empty.

Bottle bins for collection of empty bottles will not be accessible to members of the public.

We will apply and operate an Age verification policy 'challenge 25' to the premises and ensure all staff are made aware of its existence and that staff are applying the policy.

We will mainly be serving alcohol alongside food during daytime service, and occasional evenings thurs/fri/sat/sun.

c) Public safety

All fire exit doors are easily operable without the use of a key when the premises is open. Emergency lighting is present above exit doors.

Exit doors are regularly checked to ensure they function satisfactorily.

Step and stair edges are appropriately highlighted so as to be conspicuous.

Adequate and appropriate First Aid equipment and materials are available on the premises.

The premises has a current Council (for) Registered Gas Installers (C.O.R.G.I.) certificate of inspection in respect of any gas boiler, calorifier or appliance. An inspection is carried out yearly and a new report obtained each time.

The premises has a current and satisfactory NAPIT electrical installation condition report. An inspection is carried out every 5 years and a new report will be obtained each time.

The premises have current and suitable Public Liability Insurance in the sum of £2 million. A certificate will be obtained each year and displayed at the premises.

The premises have current certificates of inspection for all portable fire fighting equipment. An inspection is carried out yearly and new certificates will be obtained at these intervals.

Free drinking water will be available at all times when the premises is open to the public.

We operate a complete no smoking policy at the premises.

d) The prevention of public nuisance

Prominent, clear and legible notices are displayed at all exits requesting patrons to respect local residents and to leave the premises and the area quietly.
Windows and doors will be kept closed when live music is played.
Disposal of empty bottles into waste receptacles outside the premises will not be permitted to take place between the hours of 23:00 hrs and 07:00 hrs to minimise disturbance to nearby occupiers.
The playing of live or recorded music in outside seating areas of the premises is not permitted.

e) The protection of children from harm

A challenge 25 scheme will be adopted in compliance with the age verification condition. Customers who appear to be under 25 years of age will be required to prove their age when purchasing alcohol.

Checklist:

Please tick to indicate agreement


- I have made or enclosed payment of the fee. ☒
- I have enclosed the plan of the premises. ☒
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☒
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. ☒
- I understand that I must now advertise my application. ☒
- I understand that if I do not comply with the above requirements my application will be rejected. ☒
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15). ☒

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.




Part 4 – Signatures (please read guidance note 11)

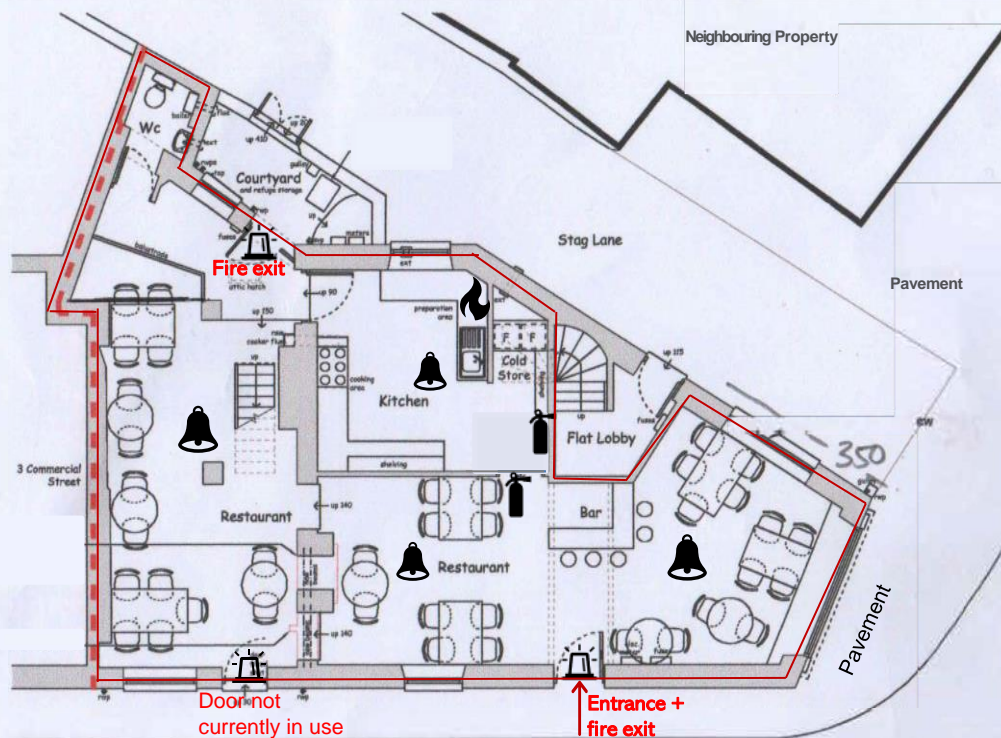
Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none">• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	15.04.25
Capacity	

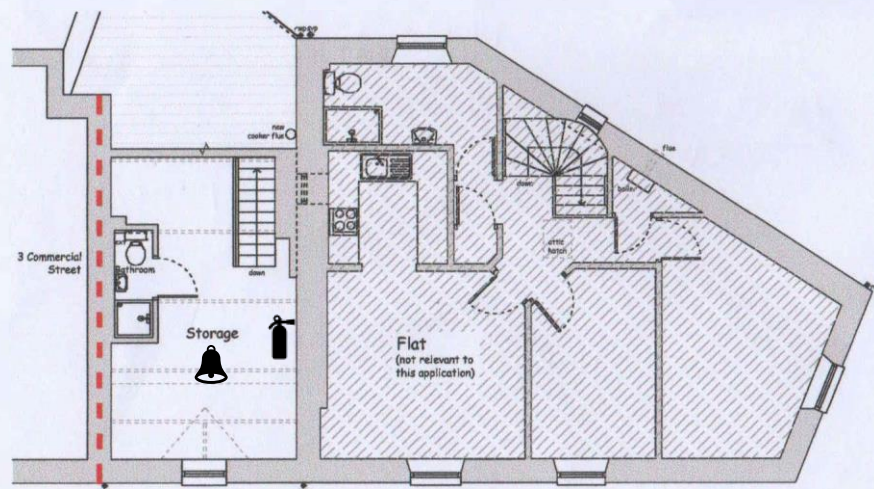
For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
			
Post town		Postcode	



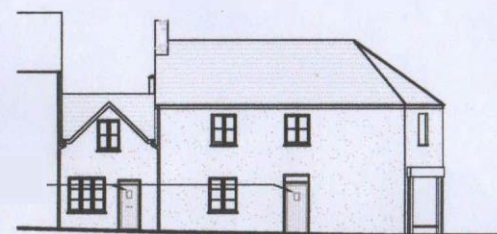
GROUND FLOOR PLAN



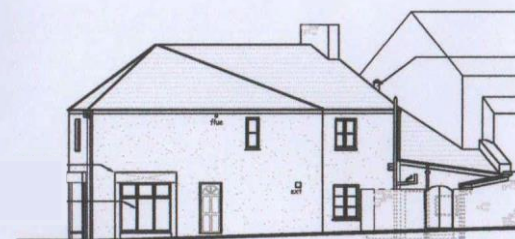
FIRST FLOOR PLAN



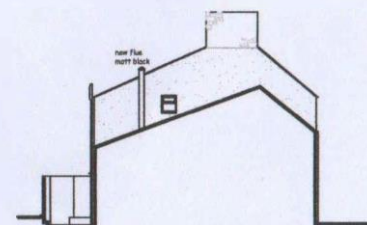
SOUTH WEST ELEVATION



WEST ELEVATION



SOUTHEAST ELEVATION



NORTH ELEVATION

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.

Key

- Fire extinguishers
- Fire safety lighting
- Fire Blanket
- Licensable area
- Smoke detector



ARCHITECTS
Sustainable & Innovative
100% Green
100% Green
100% Green
100% Green

Scale: 1:500
Date: 10/10/10
Drawn: [Name]
Checked: [Name]

Representations received from 'other persons'

Representation 1

From: [REDACTED]

Sent: 21 April 2025 18:55

To: Licensing <Licensing@valeofglamorgan.gov.uk>

Subject: Objection to Premises Licence Application – Bakehouse, Cornerhouse, Llantwit Major

To whom this may concern,

We are writing to formally object to the application for a Premises Licence submitted by Laura Sneddon for the Bakehouse, Cornerhouse, Commercial Street, Llantwit Major, CF61 1RB, as published in the public notice.

As residents living directly opposite the proposed venue, we are already affected by elevated noise levels during weekends due to the presence of 4 nearby pubs. Introducing another venue, with the potential to attract groups in the evenings — even on a limited basis — risks compounding the problem, especially with the proposed operating hours extending to 23:00, especially on working weekdays.

We've already had several incidents of disorderly behaviour from the local pub patrons, resulting in a broken fence panel on our property. As well as frequent fights and shouting late at night.

We would like to make it clear that we are not opposed to the presence of a café in our neighbourhood. A welcoming, daytime venue serving coffee and baked goods is a positive addition to the community. However, the inclusion of alcohol, music performances, and televised sport — even occasionally — shifts the nature of the business away from a quiet café environment and into territory that could disrupt the neighbourhood further. The intoxicated patrons, and late-night disruption poses a real concern for those of us living in the nearby vicinity.

We urge the Licensing Authority to consider the cumulative impact this would have on the neighbourhood and to reject the application in its current form.

Thank you for your attention to this matter.

Kind regards,

[REDACTED]

Representation 2

From: [REDACTED]

Sent: 22 April 2025 15:21

To: Licensing <Licensing@valeofglamorgan.gov.uk>

Subject: Objection to Premises Licence - Application Bakehouse, Cornerhouse, Llantwit Major

Dear Sir/Madam

We, the residents of [REDACTED] formally object to the above licence application for the premises known as The Bakehouse, for the following reasons:

We are already surrounded by five public houses, each of which plays music through jukeboxes, live bands, or singers. On certain evenings, the noise levels have been so excessive that it has started to impact our mental health. There have been occasions where we have felt compelled to leave our home, only returning late in the evening, around 23:30.

The Bakehouse is situated approximately 20 yards from our bedroom window. We have previously experienced issues with a nearby beer garden located merely four yards from our back door, where live or piped music is now prohibited due to similar disturbances.

Additionally, we are already suffering from significant anti-social behaviour, including vomit, broken glass, litter, cigarette ends, and individuals urinating against our property walls and fences. When we have politely requested that people move on, we have often been met with verbal abuse.

We question the necessity of yet another licensed premises in such a small area as Llantwit Major. The impact of this will not only affect us but also all surrounding neighbours. This is our home, where we live full-time, and we should be allowed to enjoy it in peace.

We have previously raised concerns about issues with other establishments during meetings with Gwyn John of Llantwit Major Town Council. All the issues mentioned above can be verified with Sue Brown of the Shared Regulatory Services at Vale of Glamorgan Council.

We further question why a café operating during the day requires a licence for live music and the showing of live sporting events in the evenings, particularly when there are already five surrounding public houses offering these services. The addition of another venue providing live entertainment will only further disrupt the lives of local residents. We will be surrounded by noise, intoxicated individuals, and anti-social behaviour from the front, back, and side of our property.

However, there have already been incidents involving swearing, abusive behaviour, urination against properties, and even physical altercations requiring police attendance.

It is important to highlight that this is a conservation area. The nature of The Bakehouse – whether it is intended to be a café, bakery, restaurant, pub, or micro-pub – is unclear. We are also deeply concerned about the proposed outdoor seating, which would obstruct a public walkway situated on a dangerous blind corner as there is a lot of traffic flow (in some cases fast drivers). This poses a serious risk to public safety, particularly for parents with prams and disabled individuals who would have to step out onto the road if tables and chairs are allowed to be put outside. A fatal accident has previously occurred at this location, and we are fearful of further incidents.

As stated earlier, these developments would make our home unbearable during the week weekends with the lateness of the premises (which will affect people who have work the following day) It could also force us to vacate the home for our own wellbeing/mental health.

Initially, we were under the impression that the establishment would operate solely as a café or bakery. However, it now appears to be diversifying far beyond that scope. The proposed activities will have a severe impact not only on our daily lives but also on our mental health.

For all these reasons, we strongly object to the granting of this licence.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

Representation 3

From: [REDACTED]

Sent: 21 April 2025 18:10

To: Licensing <Licensing@valeofglamorgan.gov.uk>

Subject: Objection to Premises Licence - Application Bakehouse, Cornerhouse, Llantwit Major

Dear Sir/Madam,

I am writing to formally object to the application for a Premises Licence submitted by Laura Sneddon for The Bakehouse, Cornerhouse, Commercial Street, Llantwit Major, CF61 1RB.

As a resident living directly opposite the premises, I have significant concerns regarding the impact this licence would have, not only on myself but also on the surrounding residents. In particular, I am concerned about the potential for increased noise levels caused by patrons leaving the premises, anti-social behaviour, and the volume of live music proposed from Thursday to Sunday evenings until 22:30.

We were under the impression that The Bakehouse would operate as a café or bakery as the name suggests, not as another venue offering live music, sporting events, and recorded music up until 23:00. The nature and scope of the activities proposed go well beyond what was originally anticipated by residents.

The proposed licensing hours, permitting the sale of alcohol from 10:00 to 22:30 daily, alongside live music and televised sporting events, are highly likely to result in a substantial increase in noise disturbances and disruptive behaviour, particularly during the evenings and weekends.

In the past, residents have raised serious concerns about anti-social behaviour with our local councillor, Gwyn John, and other authorities. Unfortunately, these issues remain unresolved, and the community has had to endure them for many years. The granting of this licence would undoubtedly exacerbate these existing problems. To provide a recent example, our neighbour has previously suffered property damage, and we ourselves had a pint glass thrown at the front of our property—an incident I reported during a Llantwit Major Town Council meeting.

It is also important to highlight that the area is already well-served by several public houses, and residents must currently contend with persistent issues such as anti-social behaviour, broken glass, vomit, and public urination in the surrounding alleyways. The addition of another licensed premises would, in my view, significantly worsen these problems, further diminishing the quality of life for those living nearby and negatively affecting residents' mental health — my husband, for instance, has required medication due to the ongoing stress caused by such disturbances.

Furthermore, these matters have been reported to the Police and Pub Watch initiatives concerning ongoing issues associated with a nearby public house. Sue Brown from the

Shared Regulatory Services is already involved in addressing complaints of noise pollution and anti-social behaviour in the area.

Whilst I fully support the growth and success of local businesses and recognise the vital contribution they make to the community, this particular proposal is not acceptable given the significant risk of increased late-night disturbances and the congregation of intoxicated individuals in the streets and alleyways.

The Old Town of Llantwit Major is already saturated with licensed premises offering similar activities to those proposed by The Bakehouse. It is worth noting that this area is a designated conservation area and should be protected; however, this is not currently the case. The mess left outside on most weekends is appalling and worsens during public house events. This not only affects residents but also creates an unsightly and unpleasant environment for visitors to Llantwit Major — a situation that would undoubtedly deteriorate further should this application be granted.

These concerns are based on real, ongoing issues that residents have faced for many years. I therefore respectfully urge the Licensing Authority to reject this application.

Thank you for your time and careful consideration of these serious concerns.

Kind Regards





Adran Drwyddedu
Gorsaf Heddlu Bae Cardydd
Stryd James
Caerdydd
CF10 5EW

Licensing Department
Cardiff Bay Police Station
James Street
Cardiff
CF10 5EW

LAURA SNEDDON,
TREETOPS,
FLANDERS ROAD,
LLANTWIT MAJOR,
CF61 1RL.

**APPLICATION FOR THE GRANT OF A NEW PREMISES LICENCE UNDER THE LICENSING ACT 2003:
"BAKEHOUSE", Cornerhouse, Commercial Street, Llantwit Major, CF61 1RB.**

To whom it may concern,

I have caused enquiries to be made into this application which seeks the sale of alcohol by retail (on and off premises) from a currently under refurbishment café in Llantwit Major. The café will offer breakfasts, lunches, afternoon teas, and charcuterie boards with alcohol to complement.

The application seeks the following licensable activity:

1. The sale by retail of alcohol for consumption on the premises:
Monday to Sunday: 10:00 to 22:30.
2. Recorded Music (Indoors)
Monday to Sunday: 08:30 to 23:00.
3. Live Music (indoors)
Thursday to Sunday: 12:00 to 22:30.

The request for live and recorded music has been include above for transparency, however, given the requested times and the size of the premise, these activities are deregulated as per the Deregulation Act 2015.

During consultation the applicant has been spoken with, and the application has been discussed. This discussion has clarified how the premise will operate going forward and led to minor amendments in the structure and wording of the conditions offered in application. These new conditions will give the applicant the best chance to fully promote the licensing objectives.

As a result of this consultation, I now make the following representations on behalf of South Wales Police.

At this time, South Wales Police object to the grant of a new premises licence as applied for under the following licensing objectives, namely those of: **The Prevention of Crime and Disorder.**

Prif Gwnstabl | Chief Constable Jeremy Vaughan

www.south-wales.police.uk

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
Byddwn yn ymateb yn eich iaith o ddewis.

We welcome correspondence in Welsh and English.
We will respond in your language of choice.

Heddlu De Cymru
Pencadlys Heddlu
Heol y Bont-faen
Penybont
CF31 3SU

South Wales Police
Police Headquarters
Cowbridge Road
Bridgend
CF31 3SU



**HEDDLU
DE CYMRU**
**SOUTH WALES
POLICE**

However, should the applicant agree to the below representations, deemed to be appropriate and proportionate to support the licensing objectives, then the Police will automatically withdraw their request for a hearing before the Licensing Sub-Committee.

SOUTH WALES POLICE REPRESENTATIONS

1. A CCTV system will be operated and maintained at all times. The system will cover all areas of the premises to which the public have access, excluding the toilets. CCTV images will be retained for a minimum of 31 days and will be produced to a police employee or authorised council officer, in a readily playable format immediately upon request when the premises are open to the public, and at all other times as soon as reasonably practicable. There will be sufficiently trained staff to facilitate this.
2. An incident book shall be kept at the premises and maintained on site for a period of twelve months. It shall be made available on request to a Police employee and will record the following:
 - All crimes reported to the venue.
 - Any complaints received (of a criminal or licensing nature).
 - Any incidents of disorder.
 - Any visit by a representative of a relevant authority or a member of the emergency services.
 - Any failures of the CCTV system.
3. The premises will operate a 'Challenge 25' policy. This policy will be brought to the attention of customers through the use of appropriate signage, displayed in prominent positions in the premises. The only form of identification recognised will be photographic identification cards such as driving licence, passport, armed forces identification cards or proof of age scheme cards. All staff will receive the appropriate Challenge 25 training.
4. Staff authorised to carry out licensable activity shall receive initial training in relation to age-related sales, sales to intoxicated persons and age challenge procedures prior to being allowed to work at the premises. The DPS shall keep records of such training for a period of 18 months.
5. Prominent, clear and legible notices are displayed at all exits requesting patrons to respect local residents and to leave the premises and the area quietly.
6. Windows and doors will be kept closed whenever live music is performed at the premise.
7. All bottles and glass are to be removed from public areas as soon as the contents have been drunk or are empty.
8. Any sale of alcohol for consumption off the premises shall be in manufacturer sealed containers only.

9. At least 60% of the internal floor space will be laid with tables and chairs.
10. Any bars or service points will be situated within the curtilage of the main building. No bars or service points will be situated in the outside seating area.
11. Any external furniture will be removed or made unusable by 21:00.

If the applicant does not agree with the afore-mentioned representations, the police objections will be based on the following:

- **The prevention of crime and disorder**

The above stated conditions are appropriate and proportionate to the application that has been submitted and would give a realistic possibility of fully promoting the licensing objectives. Within the local area, there are already a number of well-established licensed premises that do suffer incidents of intoxication and poor behaviour from patrons. Furthermore, South Wales Police have been in receipt of complaints from residents regarding broken glass and street drinking in the near vicinity to this premise. The proposed conditions are bespoke to the application which seeks to offer more than just a vertical drinking establishment.

Additional evidence to support the notice of objection will be presented at any subsequent Licensing Committee hearing. This evidence will be expanded on through verbal, written, statistical and/or CCTV evidence.

If you require any further information please contact Police Licensing Constable Scott McCarthy at Cardiff Bay police station, Licensing Department on 01656 869211 Ext 34207 or by email to scott.mccarthy@south-wales.police.uk.

Yours sincerely

Rya Cowan-Davies
T/Chief Inspector

Applicant Agreement to Police Proposed Conditions

From: Laura Sneddon

Sent: 15 May 2025 18:43

To: Evans, Kirsty J

Subject: Re: Application for Grant Premises Licence - Acknowledgement

Hi Kirsty,

Thank you for your email.

I confirm that I am in agreement with the Police proposals in relation to my application.

Please let me know if you need anything further from me at this stage.

Kind regards,

Laura

Representation of Support

From: [REDACTED]
Sent: 11 May 2025 17:05
To: Licensing
Subject: Bakehouse licensing application Llantwit Major

Good afternoon,

I am emailing in support of the licence application made by Laura Sneddon for The Bakehouse, Cornerhouse, Commercial street, Llantwit Major, CF61 1RB.

I am a local resident to the premises residing at [REDACTED] and am aware that there may have been some objections by neighbouring properties.

We are associates of the new owners of the Bakehouse and have discussed with them the plans that they have for the new premises. Having resided in my house for 15 years (21 years for my husband) we do not believe that the licenses applied for by Laura will have any greater effect on us than the local pubs already do.

We purchased a house within 1 minutes' walk of 5 busy pubs and 2 restaurants. I believe we can wholly expect there to be noise from these premises.

I can see that the licences applied for by Laura do not exceed the licences already in place for the local pubs and therefore, will have no greater impact on the neighbouring properties.

I believe that if the licences are granted then it will be beneficial to the area of Llantwit Major. From what Laura has proposed I do not believe we currently have a premises in Llantwit Major that offers the evening experiences she hopes to have.

Please accept this email in support of the licences applied for by Laura Sneddon.

Yours sincerely,

[REDACTED]